

ARNOLD BRENT & CYNTHIA 2018 REVOCABLE TRUST/ARNOLD
95099 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0320-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 4,236 97.1520 138.44 586,432 2021 2021 0 0 0.50 99.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 3415 HX Base Yr										BUILDING MARKET VALUE 583,500									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 103,352									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 115,000									
Interior Floo 13 LVT/LAMNT 70																				TOTAL MARKET VALUE 801,852									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 801,852									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 4 100																				BASE TAXABLE VALUE 801,852									
Bathrooms 3 100																				TOTAL JUST VALUE 801,852									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 807,602									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C2005280 CO ISSUED 0 02/17/2021									
MAP NUM MKT AREA 04																				B2011619 SCRNR ENCLSR 6,240 11/24/2020									
NEIGHBORHOOD/LOC 4042.00																				B2007516 SWIM POOL 90,000 10/01/2020									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B2005280 NEW CONSTR 484,370 08/01/2020									
BAS 3,415 100 3,415 470,409																													
FGR 494 55 272 37,468																													
FGR 554 55 305 42,013																													
FOP 16 30 5 689																													
FOP 70 30 21 2,892																													
FSP 513 40 205 28,238																													
FST 24 55 13 1,791																													
TOTALS 5,086 4,236 583,500																													
EXTRA FEATURES										95099 WILD CHERRY DR, FERNANDINA BEACH																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES										BLD DATE LGL DATE										06/12/2023 MLU									
1 0855 CONC PAVER 0 0 0 0 1,469.00 SF 10.00 10.00 100 2021 2021 3 100 14,690										XF DATE LAND DATE																			
2 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2021 2021 3 100 3,500										INC DATE AG DATE																			
3 0911 SCRNR RM A 0 0 45 25 1,125.00 SF 21.88 21.88 100 2021 2021 3 97 23,871																													
4 0861 POOL GUNIT 0 0 0 0 363.00 SF 106.25 106.25 100 2021 2021 3 98 37,797																													
5 0857 SANDSTONE 0 0 0 0 762.00 SF 16.00 16.00 100 2021 2021 3 100 12,192																													
6 0462 ST/AL FNC 0 0 258 0 1,032.00 SF 10.00 10.00 100 2021 2021 3 98 10,114																													
7 0463 FENCE GATE 0 0 0 0 4.00 UT 300.00 300.00 100 2021 2021 3 99 1,188																													
LAND DESCRIPTION										TOTAL OB/XF 103,352																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000140 C SFR GOLF A 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 115,000.00 115,000.00 115,000																													
REVIEW DATE 03/12/2021 BY KW										Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000										PRINTED 08/02/2023 BY SYS									